

Before the Board of Zoning Adjustment, D. C.

Application No. 12032, of the Security Storage Company, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under paragraph 3104.44 to permit the continued use of a parking lot in the R-5-B District at the premises 1706 - 1710 - "V" Street, N. W., (Square 150, Lot 805) (ANC No. 1C).

HEARING DATE: May 19, 1976

DECISION DATE: May 25, 1976

FINDINGS OF FACT:

1. The property is located in an R-5-B District.
2. The property is currently used as a parking lot, pursuant to BZA Order No. 10416.
3. The lot contains 13 parking spaces, all of which are reserved for employees of the Security Storage Company.
4. The Security Storage Company building is located at 1701 Florida Avenue, and occupies 100 percent of that lot. The company has 98 employees at that location.
5. The Municipal Planning Office reported to the Board at the public hearing that the lot is in compliance with the Order of the Board in Case No. 10416.
6. The Department of Transportation, by report dated May 14, 1976, indicated to the Board that the lot's use for commuter parking is contrary to the objective of the District of Columbia to reduce vehicle miles of travel. The department recommended that if the Board approves the application, it condition that approval on the applicant's taking steps to encourage higher vehicle occupancy rates by offering preferential treatment to car pools.
7. The Dupont Circle Citizens Association and the North Dupont Community Association opposed the application on the grounds that open parking lots do not add anything to residential areas.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the use is reasonably necessary and convenient to other uses in the vicinity, that the use has not and will not create dangerous or objectionable traffic conditions and that the present character and future development of the neighborhood will not be adversely affected. It is therefore ordered that the application be GRANTED, subject to the following conditions:

1. Approval shall be for a period of 5 years.
2. The applicant shall continue to comply with the condition of BZA Order No. 10416.

VOTE: 4-0 (Leonard L. McCants, William F. McIntosh & W.S. Harps Theodore Mariani to grant, Lilla Burt Cummings, Esq., not voting not having heard the case).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: _____

STEVEN E. SHER

Acting Secretary to the Board

FINAL DATE OF ORDER: JUN 10 1976

THIS ORDER SHALL BE VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT WITH IN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.